

OAK MEADOWS HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
April 13, 2005

Quorum – A quorum was established with 59 of the 110 owners represented in person or by proxy.

Call to order – David Pendleton called the meeting to order at 6:15 pm on Wednesday, April 13, 2005 at the Ramada Inn, Glenwood Springs, Colorado.

Approval of minutes – The minutes from the 2004 Annual Meeting were reviewed. A motion to approve the minutes as presented was made by Marty Treadway and seconded by Michael Gueriera. The motion was passed unanimously.

Nominations for Board of Directors – David Pendleton asked for nominations for the Board of Directors. David noted that Marty Treadway and Charlie Miller would not be running this time and expressed the Board's thanks for their many contributions to OMHA. He also noted that Charlie will continue to serve on the Architectural Control Committee and will help with a variety of special projects. Mark Hayes nominated Greg Beightel, Michael Gueriera, Patsy Hernandez, David Pendleton, Dennis Walters and Nan Walther. Richard Scranton nominated Charlie Hill and Greg Beightel nominated John Fuller. Nominations were closed and the ballots were prepared by Nan Walther.

Treasurers Report – David Pendleton presented the proposed budget. The monthly assessments per lot are the same as last year and are shown on the attached sheet. David stated that the Association plans to chip/seal several roads (N. & S. Meadowview Court, E. & W. Sunlight Court and Sopris Court) and perform other repairs this year. David also mentioned that the townhouses would be painted within the next two to three years. All of the townhouses will be painted the same color and at the same time. David also noted that there are funds available for beautification. Homeowners were asked to notify the Board of any areas that should be addressed or are in need of repair.

Greg Beightel questioned the balance in the Filing III road fund. The fund balance as of March 31, 2005 is \$3,313.25, after a partial refund of the special assessment for asphaltting the road. (Note: residents opted to chip/seal the private road and a refund for the difference in cost was issued in January 2005).

Lynn Astrach requested that a statement reflecting the annual expenditures of the Association be provided. This statement will be sent along with the minutes of next month's board meeting.

Jim Larson asked whether the Association's funds were invested in interest-bearing accounts. David stated that more than half of the total funds (approximately \$136,000) are invested in money market accounts. Greg Beightel suggested that the Board consider certificates of deposit offering higher interest rates. David stated that he would review the accounts with Bank of Colorado and may consider other investment vehicles.

Acceptance of the Treasurer's Report – Richard Scranton moved that the Treasurer's Report be approved. The motion was seconded by Charlie Miller and passed unanimously.

Old Business

1. Dogs at large – Betty Scranton made a presentation regarding her efforts over the past two years to remedy the ongoing problem of dogs running at large in the area. Her goal is to promote awareness and prevention. Homeowners were reminded that Section 8.9 of the Association’s Bylaws states that dogs “shall not be permitted to run at large.” In addition, Resolution No. 99-087 for the Control of Dogs in Garfield County states “it is unlawful for an owner to permit his or her dog to run at large” and sets forth a schedule of fines and penalties for all violations. Betty has filed several complaints with Garfield County Animal Control. A hearing regarding one of the complaints is scheduled for April 28th at 8:30am in Garfield County Court. Interested homeowners are welcome and encouraged to attend.

2. Vehicle storage area – Patsy Hernandez asked for an update on the road surface in the vehicle storage area. Richard Scranton stated that it might need some more base. David Pendleton said that the Board would look into this matter.

Election of Board of Directors – Mark Hayes tabulated the votes cast and reported that all those nominated received a majority of affirmative votes. A motion was made by Jim Larson and seconded by Richard Scranton to accept the results of the balloting. The motion passed unanimously to elect Greg Beightel, John Fuller, Michael Gueriera, Charlie Hill, Patsy Hernandez, David Pendleton, Dennis Walters and Nan Walther to the OMHA Board of Directors.

Lynn Astrach noted that each area in Oak Meadows is represented on the Board of Directors. Lynn requested that a list of Board members with their addresses, phone numbers and email addresses be distributed to homeowners to facilitate communication with the Board members. A list will be sent along with the minutes of the next Board meeting.

OMSCO Report – Ralph Delaney presented the Oak Meadows Service Company (OMSCO) Report. Since 1995, OMSCO has provided water and sewer services for Oak Meadows. Currently, John Fuller, David Pendleton and Charlie Miller represent the homeowners’ association on the OMSCO Board.

OMSCO constructed a new facility in 2004 to house the chlorination and filtration systems for the Four Mile well. OMSCO, Oak Meadows Development Corp and Filing 2 Homeowners Association shared the costs of the project.

Greg Beightel asked if the quality of the water provided to Filing III residents, supplied by the Upper well, was the same as the water provided by the Four Mile well. Mark Hayes noted that OMSCO regularly tests the water from all sources and publishes an annual consumer confidence report attesting to the quality of the water. David Pendleton invited Greg to attend the next meeting of OMSCO Board to discuss this issue further.

New Business

1. Filing III garbage enclosure – Yvonne Schlundt asked if there were plans to repair or replace the garbage enclosure at the bottom of the private road in Filing III. John Fuller stated that the existing structure will be torn down and plans for a new enclosure are being drawn up. The new structure must be animal-proof and accommodate the removal of dumpsters during the months of heavy snowfall. The plans will be presented to the Filing III homeowners for review and if approved, these homeowners would share the cost of materials and construction.

2. **Chip/seal of new roads** - Charlie Hill asked who was responsible for the cost of the initial road preparation and chip/seal of Beaver Court, Old Midland Drive and Haystack Road. David Pendleton stated that Oak Meadows Development Corp would pay for the chip/seal of these roads.
3. **Water usage** – Sandy Hartman asked what actions were being taken by the Board of Directors and OMSCO to try to control/regulate the use of our water supply for landscaping purposes. Sandy stated that the developers of several of the new homes have installed sprinkler systems. David Pendleton stated that the Architectural Control Committee and OMDC have discouraged the installation of sprinkler systems. Ralph Delaney stated that OMSCO has recently raised the rates for water usage in excess of the monthly allowance of 7,000 gallons per household from \$0.003 per gallon to \$.005 per gallon. The rate for usage in excess of 14,000 gallons per month will be raised to \$.007 per gallon. David Pendleton mentioned that the Architectural Control Committee might look into incorporating stronger language regarding the types of acceptable landscaping plants for the area.
4. **Townhouse maintenance**– Stephen Kuhn asked who was responsible for exterior maintenance and painting of the townhouses. David Pendleton stated that individual owners are responsible for replacing their roofs when necessary. The Homeowners’ Association is responsible for painting the exterior of the townhouses and common fences, the funds for which have been collected through monthly assessments. For owners who wish to do some touch-up painting on their unit, Lynn Astrach suggested that the approved paint color and where to purchase it be included in the next mailing to homeowners. Patsy Hernandez suggested that the Board conduct a “walk around” to assess the condition of the painting and was asked to organize one this spring. Homeowners are encouraged to contact the Board if they have any issues or input.
5. **Beautification** – Richard Scranton requested that the Board consider having the brush cut along S. Meadowview Court on North Oak Way before the new mailboxes are installed. David Pendleton and Richard will visit the area and decide how to proceed.
6. **Remodeling Project** – Jane Campbell asked about the status of the remodeling project on N. Meadowview Court and how much longer the dumpster and scaffolding might be in place. David Pendleton stated that a letter was sent recently to the homeowner indicating that the project must be completed by June 15th and the dumpster and scaffolding must be removed by that date.
7. **Mailboxes** – Julie Fuller commented that the mailboxes located near Sun King Drive are unsightly due to their lack of uniformity in size and condition. She also noted that the mailboxes are not in sequential order by address. Julie was asked to survey the owners of the mailboxes, design a plan based on the survey results and present it to the Board for review.
8. **Road Repairs** – George Thatcher requested that the potholes in Filing IV roads be filled in properly prior to chip/seal work scheduled for this year. Charlie Miller, David Pendleton and George Thatcher will meet with Jim Terry of GMCO, the chip/seal contractor, to monitor and insure the quality of the work.
9. **Recreational Trail** – Richard Scranton asked about plans for a recreational trail in Oak Meadows. Ralph Delaney noted that the Master Plan for the area does include a trail. Michael Gueriera will meet with Ralph Delaney to discuss possible location, usage, costs and volunteer hours required. Further information will be included in the monthly Board meeting minutes.

10. **Tennis Court** – Terry Glasenapp stated that the lock on the back gate of the tennis court doesn't work. David Pendleton will discuss this with Diane Delaney and see if the installer will repair it. Terry also noted that the nets are holding up well and many residents have been using the courts.

11. **Speed limit** – Lynn Astrach commented that many residents are not observing the 25 mph speed limit in the area and requested that additional signs be erected. In addition, she requested the cooperation of all residents in obeying the 25 mph speed limit.

12. **New lots** – Terry Glasenapp asked about the timetable for the sale of new lots by OMDC. Ralph Delaney stated that a total of 85 lots would be marketed in three phases. There are 34 lots in Phase I, 26 lots in Phase II and 25 lots in Phase III, for a total of 85 new lots. Phase I will go on the market soon with the other phases to follow. It is expected that it will be several years before all new construction is complete.

13. **Property management** – Lynn Astrach asked why the Board was considering the hiring of a property management group. David Pendleton stated that, with the anticipated increase in the number of homeowners to more than 140, the Board has been trying to determine how it can best serve the needs of all the homeowners. By delegating to a property manager the handling of day-to-day problems and streamlining the process for complaints, the homeowners' needs would be addressed in a timelier manner and would allow the board the opportunity to focus on policy decisions and to deal with bigger issues. David also stated that one criterion was that the property management services be no more expensive than the costs associated with our current bookkeeping services. We would still need to do a certified audit and Lynn stated that the Board should make sure that a CPA handles the Association's funds. Greg noted that the Board is made up of volunteers and with the increasing number of homeowners, there will be an exponential increase in the day-to-day work and hours required to address the homeowners' needs. Ralph Delaney noted that Filing II recently hired a property management firm. Greg mentioned that a decision might be made within the next year, as the Board has been discussing this option for almost 18 months.

A motion to adjourn the meeting was made by John Fuller and seconded by Michael Gueriera. The motion passed and the meeting was adjourned at 8:10 pm.

Respectfully submitted,

Nan Walther, Secretary